



CANNON BUILDING  
861 SILVER LAKE BLVD., SUITE 203  
DOVER, DELAWARE 19904-2467

STATE OF DELAWARE  
**DEPARTMENT OF STATE**

DIVISION OF PROFESSIONAL REGULATION

TELEPHONE: (302) 744-4500  
FAX: (302) 739-2711  
WEBSITE: WWW.DPR.DELAWARE.GOV

<b>PUBLIC MEETING MINUTES:</b>	<b>DELAWARE REAL ESTATE COMMISSION</b>
<b>MEETING DATE AND TIME:</b>	<b>Thursday, January 10, 2013 at 9:00 a.m.</b>
<b>PLACE:</b>	861 Silver Lake Boulevard, Dover, Delaware <b>Conference Room A</b> , Second Floor of the Cannon Building
<b>MINUTES APPROVED:</b>	February 14, 2013

**MEMBERS PRESENT**

Christopher J. Whitfield, Professional Member, Chairman  
Michael Harrington, Sr., Professional Member, Vice Chairman  
Andrew Staton, Professional Member, Secretary  
Vincent M. White, Professional Member  
Ricky H. Allamong, Professional Member  
Gilbert Emory, Public Member  
James C. Brannon, Jr., Public Member  
Patricia O'Brien, Public Member  
Joseph F. McCann, Public Member

**DIVISION STAFF/ DEPUTY ATTORNEY GENERAL**

Eileen Kelly, Deputy Attorney General  
Kay Warren, Deputy Director, Division of Professional Regulation  
Gayle Melvin, Office Manager

**ALSO PRESENT**

Doug Doyle, Real Estate Education Committee  
Angela Emerson, SCAOR  
Steve Tolmie  
John Crawford  
Linda Crawford  
Stephen Marcus  
Lois Capitani  
Michael Davis  
Andrew Taylor

**CALL TO ORDER**

Mr. Whitfield called the meeting to order at 9:02 a.m.

## **REVIEW OF MINUTES**

A motion was made by Mr. Staton, seconded by Ms. O'Brien, to approve the minutes of the meeting held on December 13, 2012. The motion passed unanimously.

## **NEW BUSINESS**

### **Education Committee Report**

Mr. Doyle reported that the Education Committee had drafted proposed changes to Section 3.1 of the Education Guidelines to include professional member and public member requirements. Ms. Kelly advised that these changes would require a public hearing. Mr. White made a motion, seconded by Mr. Staton, that these proposed changes drafted by the Education Committee be referred to the Subcommittee on Reciprocity and Education for review. The motion passed unanimously.

Mr. Doyle reported that Dee Henderson Hake has resigned from the Education Committee. Her resignation leaves a professional member vacancy for Kent County. Mr. Riale's term expires on January 31, 2013, but he has agreed to stay on the Committee until a replacement can be found, if allowed by the Commission. Due to Mr. Riale's term expiring, this will leave a professional member vacancy for Sussex County. There is currently a vacancy for a public member for Sussex County. Ms. Kelly advised that Commission members are allowed to hold over until replaced by the Governor, so nothing would prohibit a Committee member from holding over until a replacement is found. The Commission requested that Mr. Doyle provide an update at the next meeting.

Mr. Doyle reported that election of officers was held at the January 3, 2013 meeting. Danielle Benson was elected Chairperson and Donna Klimowicz was elected Vice-Chairperson. The Commission thanked Mr. Doyle for his services as Chairperson.

### **Recommendation to Approve and Deny Course Providers, Instructor Applications and Student**

A motion was made by Mr. Staton, seconded by Mr. Harrington, to approve the minutes of the January 3, 2013 meeting of the Real Estate Education Committee. The motion passed unanimously.

### **Applications for Licensure**

#### **Ratification of Salesperson Applications**

A motion was made by Mr. Staton, seconded by Ms. O'Brien, to ratify the following applications for salespersons:

James Roebuck, Coldwell Banker Residential Brokerage, Bethany Beach, DE  
Stacey Pfarr, Delaware Realty, Lewes, DE  
Grey Pfarr, Delaware Realty, Lewes, DE  
Barbara Coleman, Long & Foster Real Estate, Ocean City, MD  
Mary Vardell, Long & Foster Real Estate, Rehoboth Beach, DE  
Justin Hensley, Home Finders Real Estate Company, Wilmington, DE  
Stacey Moore, Keller Williams Realty, Wilmington, DE  
Letitcisa Minard, Jack Lingo Realtor, Rehoboth Beach, DE  
Kimberly Neale, Burns & Ellis Realtors, Dover, DE  
Hong Wu, Welcome Real Estate, Newark, DE  
Meredith Webb, Harrington ERA Realty, Dover, DE

Joan Tremain, Mann and Sons, Inc., Rehoboth Beach, DE  
Eric Ciesinski, Keller Williams Realty, Wilmington, DE  
Carla Vicario, Patterson Schwartz, Hockessin, DE  
Evelyn Coley, Brandywine Fine Properties Sotheby's International Realty, Wilmington, DE  
Barbara Reed, Burns & Ellis Realtors, Dover, DE  
Carol Catalutch, Patterson Schwartz, Greenville, DE  
Patricia McCausland, ReMax Horizons, Dover, DE  
Srinivas Garlapati, Re/Max Associates, Hockessin, DE  
Athena Wolfer, Keller Williams Realty, Wilmington, DE  
Kathleen Sherwin, Keller Williams Realty, Wilmington, DE  
Brendan Taggart, Century 21 Fantini Real Estate, Wilmington, DE  
Gleidson Alencar, Patterson Schwartz, Hockessin, DE  
Robert Carrow, Re/Max Associates, Wilmington, DE  
Abigail Iglio, Keller Williams Realty, Christiana, DE

The motion passed unanimously.

#### Review of Salesperson Applications

The Commission reviewed the salesperson's application of Nicholas Ashburn. A motion was made by Mr. Staton, seconded by Mr. Brannon, to approve Mr. Ashburn's application. The motion passed unanimously.

The Commission reviewed the salesperson's application of Michael Davis. Mr. Taylor spoke on behalf of Mr. Davis. A motion was made by Mr. Allamong, seconded by Mr. Brannon, to approve Mr. Davis' application. The motion passed unanimously.

The Commission reviewed the salesperson's application of John Crawford. A motion was made by Mr. Brannon, seconded by Mr. Harrington, to approve Mr. Crawford's application. The motion passed unanimously.

#### Review of Broker Application

The Commission reviewed the broker's application of James Wagner. A motion was made by Mr. White, seconded by Ms. O'Brien, to approve Mr. Wagner's application. The motion passed unanimously.

#### Review of Applications for Reinstatement

The Commission reviewed the application of Leland Berry for reinstatement of a salesperson's license. A motion was made by Mr. White, seconded by Mr. McCann, to approve Mr. Berry's application pending passing the state and national portions of the exam. The motion passed unanimously.

The Commission reviewed the application of Larry Thompson for reinstatement of a salesperson's license. A motion was made by Mr. White, seconded by Mr. Staton, to approve Mr. Thompson application. The motion passed unanimously.

The Commission reviewed the application of Joseph Dougherty for reinstatement of a salesperson's license. A motion was made by Mr. White, seconded by Mr. Brannon, to approve Mr. Dougherty's application. The motion passed unanimously.

The Commission reviewed the application of Ahiam Etienne for reinstatement of a salesperson's license. A motion was made by Mr. Staton, seconded by Mr. Brannon, to approve Mr. Etienne's application pending passing the state portion of the exam. The motion passed unanimously.

#### Review of Applications for New Offices

The Commission reviewed the application of Capital Commercial Realty for a new office. A motion was made by Mr. Staton, seconded by Mr. Harrington, to approve this application. The motion passed by majority vote. Mr. Whitfield recused himself from the review of this application.

The Commission reviewed the application of DSM Commercial and G & E Real Estate, Inc. dba Newmark Grubb Knight Frank for new offices. A motion was made by Mr. Staton, seconded by Ms. O'Brien, to approve these applications. The motion passed by majority vote. Mr. White abstained from voting on the application for G & E Real Estate, Inc. dba Newmark Grubb Knight Frank.

#### Status of Complaints

Complaint No. 02-15-11 – Closed

Complaint No. 02-28-12 – Assigned to Mr. Whitfield

Complaint No. 02-29-12 – Assigned to Mr. Harrington

Complaint No. 02-30-12 – Assigned to Mr. Staton

#### Discussion: Property Management – Mr. White

Mr. White asked for a clarification on the statute regarding property management. He was provided a clarification by Mr. Whitfield.

#### **OLD BUSINESS**

##### Discussion: Licensing of Businesses vs Licensing of Brokers – Mr. Staton

Mr. Staton reported that this item could be taken off the agenda.

#### Review of Salesperson Application

The Commission reviewed the application of Yvonne Perry and the additional documentation showing the details of the charges and disposition. A motion was made by Mr. Staton, seconded by Mr. Brannon, to delegate to Ms. Kelly to review the additional documentation and if the crimes are not on the crimes list, that the application be approved. If the crimes are on the crimes list, then the application will be placed on the agenda for further review at the next meeting. The motion passed unanimously.

#### Review of Revised Transfer Form

Ms. Melvin provided Commission members with a copy of the status change form that was recently revised. Mr. Allamong will review to see if any additional changes need to be made.

#### **OTHER BUSINESS BEFORE THE COMMISSION** (for discussion only)

Mr. White reported that he has been appointed to the ARELLO Fair Housing Committee, Law and Regulations Committee and Program Committee. He requested that he be allowed to attend the mid-

year meeting in April, 2013. A motion was made by Mr. Brannon, seconded by Mr. Harrington, to approve Mr. White to attend the mid-year meeting subject to Mr. Collins' approval. The motion passed unanimously.

**PUBLIC COMMENT**

There was no public comment.

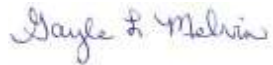
**NEXT SCHEDULED MEETING**

The next meeting will be held on Thursday, February 14, 2013 at 9:00 a.m.

**ADJOURNMENT**

A motion was made by Mr. Staton, seconded by Mr. Brannon, to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 9:35 a.m.

Respectfully submitted,



Gayle L. Melvin  
Office Manager

*The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.*